

**ST. JOHNS GOLF AND COUNTRY CLUB
COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
May 16, 2011**

Minutes

CALL TO ORDER

The St Johns Golf and Country Club Community Association Board of Directors meeting was called to order at 6:33 pm by Pam Watt. Board members present were Pam Watt-President, Stepan Kira-Secretary, Steve Sharpe-Treasurer and Richard Barrett-Director. Amy Layne from First Coast Association Management was also present. A quorum of the Board was verified. Also in attendance were several students from the local middle school Civics class.

REVIEW OF UNAPPROVED MEETING MINUTES

The minutes of the March 21, 2011 Board meeting were reviewed. A motion was made, seconded and passed to approve the minutes as recorded. (Kira/Barrett)

FINANCIAL STATEMENT REVIEW

Amy Layne reviewed the financial statements for the period ending April 30, 2011. The Association ended the period with year to date operating income earned of \$272,467.04 and year to date operating expense of \$266,749.27. Accounts receivables for both cable/internet and Association fees totaled \$112,095.68. Amy will confer with the accounting department regarding status of transfer of 2010 surplus into the Capital account as previously approved by Board.

Additionally discussed was the April 2011 delinquency review of outstanding accounts and the most recent information regarding collections including status of bankruptcy and mortgage foreclosures. A motion was made, seconded and passed to approve further collection action on 10 accounts by sending Intent-to-Foreclose notices and 1 account by sending Foreclosure of Lien notice. (Barrett/Kira) The Board discussed how to facilitate Intent-to-Foreclose notices going forward and decided that balance must be at least \$1,500.00 to facilitate this next step.

Property Managers Report

Amy Layne provided a report regarding recent action within the community including the committee minutes from the recent Architectural Review & Covenant Enforcement Committee meetings that were held on April 11, 2011 and May 9, 2011.

COMMITTEE REPORTS

Covenant Enforcement

Pam Watt provided the report at the request of the CEC Chairperson who could not be in attendance at the meeting. The Committee discussed at their recent meeting to re-start the "Yard of the Month" contest and they will be facilitating this project.

Architectural Review

Rocky Adams, Chairperson of the Committee was in attendance at the meeting and provided a brief review of recent action of the Architectural Review Committee. Also Mr. Adams requested the Board look into increasing the fees associated with architectural reviews and deposits. Mr. Adams advised that most communities charge a more substantial amount for processing of architectural review submittals as well as require deposits on large scale projects.

OLD BUSINESS

Litestream Contract Review Committee

Richard Barrett advised that the first meeting of this committee will be held on May 23, 2011 and reviewed the current goals of the committee. Mr. Barrett will provide a review of the Committee meeting at the next Board meeting.

NEW BUSINESS

Private Property Access

The Board of Directors reviewed correspondence received from an owner regarding possible trespassing on his property by neighbors fishing in the pond. Following review of the plat map and property lines for each of the properties in question it was determined that the property in question actually belongs to those owners who are fishing and not the owner who reported the trespassing. A letter will be sent to the owner who reported the trespassing regarding the Board’s findings. Discussion was also held regarding increased reports from owners of neighbors and non-residents fishing in the ponds and crossing onto private property to do so. Amy Layne reported that she had also reported this problem to the CDD who is responsible for the waterways within the Association.

General Discussion

Pam Watt reported that the Highway Cleanup has been a success and multiple families have volunteered their time to participate. Ms. Watt advised she is still waiting on the official signage from St. Johns County and will be installed when she receives. Also discussed was contacting the local schools in the fall as numerous students are required to have volunteer hours.

ADJOURNMENT

With no further business to come before the Board a motion was made seconded and passed to adjourn the meeting at 7:52 p.m.

Stepan Kira, Secretary

Date